

**CITY OF SNOHOMISH
REGULAR MEETING OF THE PLANNING COMMISSION
MEETING MINUTES
January 13, 2021**

NOTE: Due to the COVID-19 declared federal, state and local emergency, and pursuant to Governor Inslee's Proclamations 20-05 and 20-28, the Snohomish Planning Commission held its meeting via remote participation.

1. CALL TO ORDER

The regular meeting of the Planning Commission, postponed from January 6, 2021, was opened by Chair Hank Eskridge at 6:05 p.m. on Wednesday, January 13, 2021.

2. FLAG SALUTE

3. ROLL CALL

COMMISSIONERS PRESENT:

Hank Eskridge, Chair
Gordon Cole
Mitch Cornelison
Terry Lippincott
Nick Gottuso

COMMISSIONERS ABSENT:

Christine Wakefield Nichols (excused)
Van Tormohlen

STAFF:

Glen Pickus, Planning Director
Brooke Eidem, Planner

OTHERS PRESENT:

Judith Kuleta, City Council Liaison
Steve Dana, City Council Liaison
Anne Lewis, general public
Charles Lewis, general public

4. APPROVAL OF AGENDA ORDER

Commissioner Lippincott moved to approve the agenda order as presented. Commissioner Cole seconded the motion, which passed 5-0.

5. APPROVAL of the minutes of the December 2, 2020, regular meeting.

Commissioner Cole moved to approve the amended minutes, as discussed, of the December 2, 2020 meeting. Commissioner Lippincott seconded the motion, which passed 4-0, with Commissioner Gottuso abstaining.

6. GENERAL PUBLIC COMMENTS

Anne Lewis said she was available to answer any questions regarding the sign code amendment.

7. DISCUSSION ITEMS

a. Sign Code Amendment

Ann Lewis spoke about Docket Application DK2021-3. She explained how the current code impinges on their (First Presbyterian Church of Snohomish's) ability to communicate to the public.

Planning Director Pickus explained that lower court decisions implementing the U.S. Supreme Court's Reed decision now allow city sign codes to have different rules for non-commercial and commercial signs. He described potential ways to amend the sign code

in response to the docket application request and that the Commission also has the option to say they do not think the code should be amended.

Planning Commission direction to staff was to investigate amending the sign code to change the regulations for noncommercial banners only by allowing them to be displayed for more than 30 days in a calendar year within specific limitations, requiring they be mounted on a rigid structure, and limiting the size and number based on a property's size and/or frontage.

b. Fence Code Height Amendment

Director Pickus described the need to amend SMC 14.240.060(D) because it does not provide for a height limit for fences in rear yard setback areas.

Planning Commission direction was to pursue the amendment to regulate fences in rear yard setback areas the same way fences in side yard setback areas are regulated.

c. Pilchuck District Equivalence Clarification Code Amendment

Director Pickus explained the need to amend SMC 14.212.170 which provides for a process for deviating from the Pilchuck District design standards without having to go through the City's variance process in Chapter 14.70 SMC. As written, the section requires deviation requests to go through both the Pilchuck process and the variance process. That likely was not the intent, so a simple code amendment is necessary so applicants only need to use one of the processes to deviate from standards.

The second Pilchuck District amendment proposal is to remove all remaining references to "Neighborhood" preceding the zoning designations. This removal was started when the Pilchuck rules were last amended but some references were missed at that time.

The Planning Commission was supportive of these two proposals.

d. Parking Code Amendments

Director Pickus described two proposed amendments to Chapter 14.235 SMC, Off-street Parking, Loading, and Access Requirements.

One proposal is to remove the requirement in SMC 14.235.010 which requires additional parking be required when a change in use within an existing building results in an increase in parking requirements. This proposal is staff-initiated and is intended to address the impracticality of adding more parking to fully developed sites and the negative impacts on economic development it can cause.

Commissioner Cornelison questioned the need to amend the code if nobody requested it and expressed concern with the impacts that would be created by the removal of this requirement.

Commissioner Cole moved that staff be directed to work on a code amendment eliminating the requirement that additional parking be provided with a change of use except in the case where the change of use is from single family. There was no second so the motion failed. Planning Commission direction was to not pursue this code amendment.

The second proposal is to amend SMC 14.235.200 to investigate creating a parking requirement for restaurants that have drive-through and take-out services. The Commission supported this effort and recommended staff research how other municipalities address this.

8. DIRECTOR'S REPORT

Director Pickus recommended Commissioners participate in the Midtown Planning District Project's 3-prong "open house" options. He highly recommended they at least check out the self-guided virtual tour.

The Planning Commission's Feb. 3 meeting will be cancelled but the Planning Commission will be having a joint workshop with the City Council 5 p.m. Tuesday, Feb. 2.

The Comprehensive Plan amendments public hearing will start at the Planning Commission's March 3 meeting, with discussion about the rezones related to the elimination of the Urban Horticulture and Mixed Use first on the agenda.

9. ADJOURNMENT

The meeting adjourned at 7:23 p.m.

Approved this 3rd day of March, 2021.

By: /s/Hank Eskridge

Commissioner Hank Eskridge, Chair